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Office Property For Lease

Central Park Build to Suit. Port Charlotte, FL

4161 Tamiami Trail. Bldg 2, Port Charlotte, FL 33952



Total Space Available:	1,575 SF
Rental Rate:	\$1 /SF/Month
Property Type:	Office
Property Sub-type:	Medical Office
Building Size:	10,000 SF
Building Class:	A
Year Built:	2006
Zoning Description:	CG - Commercial General
Listing ID	19212805
Last Updated	3 days ago

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1 Space Available

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Space 1	Space Available:	1,575 SF
	Rental Rate:	\$12 /SF/Year
	Space Type:	Medical Office
	Date Available:	Apr 2015
	Pct. Procurement Fee:	3.00%

Highlights

- Built 2006 - Block/Stucco
- Premier Medical Campus in Charlotte County, FL
- Centrally located to all area hospitals

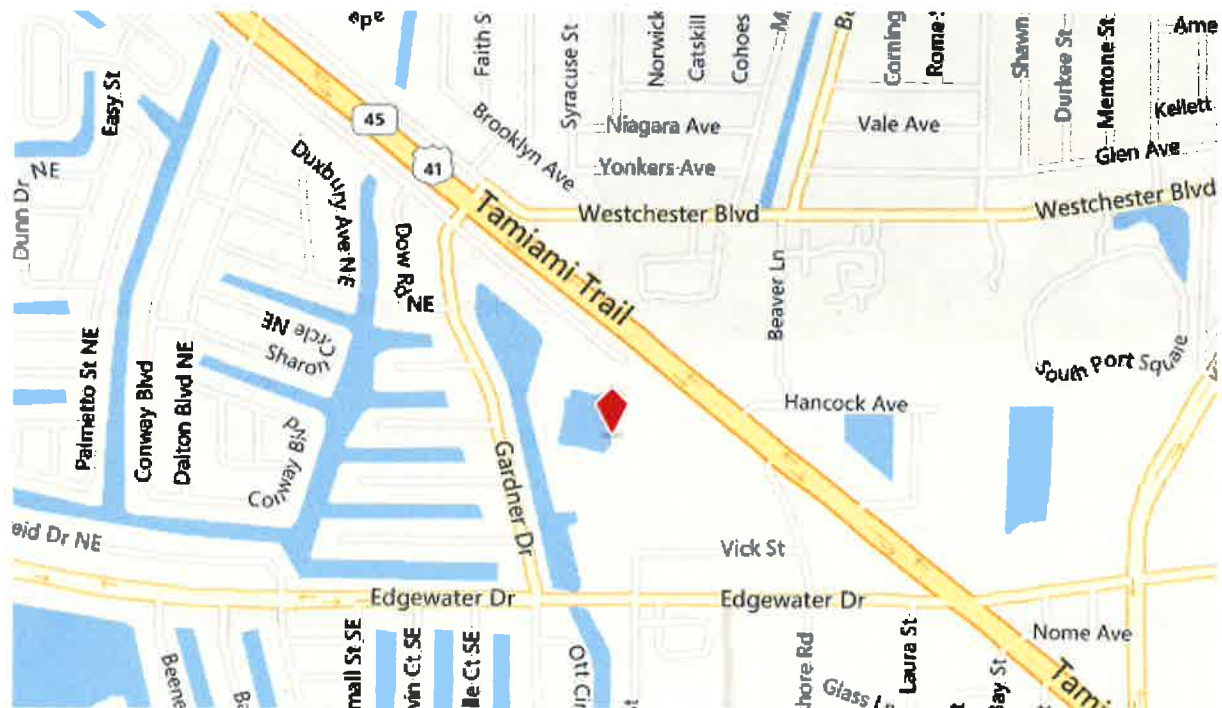
- Meticulously maintained grounds
- Will build to suit

Description

1,575sf of unfinished space ready for build out. Central Park is a premier medical and professional campus in Charlotte County. The park is very well maintained and nicely landscaped with plenty of parking for patients out front and staff parking behind the building. Space is currently "grey shell" and will be built to suit. Asking base rent is \$12psf with \$4psf CAM. Tenant is responsible for water and electric.

Port Charlotte is on Florida's Southwest Gulf Coast 90 miles south of Tampa and 70 miles north of Naples.

Map of 4161 Tamiami Trail. Bldg 2, Port Charlotte, FL 33952 (Charlotte County)



Additional Photos



Central Park Build to Suit. Port Charlotte, FL



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